

Wyncrest Commercial

N. Main Street and Crossway Lane

File Number: 00-COM-11

Date Approved: 01/16/2001/ Amendment Approved on 11/19/03

Zoning: NV (Neighborhood Village)

Additional Sign Regulations: UDO Section 7.03, E. Signs in Commercial/Mixed Use Districts and Industrial Parks

The following types of signage will be permitted in the development. All signage must have written approval from the developer.

GENERAL LOCATION OF SIGN

1. The overall development will have one (1) ground sign, the approximate location of which is shown on the Site Plan;
2. Each tenant or business may have one wall sign, the approximate location of which is shown on the Wall Sign Locations Plan;

TYPES OF SIGNS

Ground Signs

1. The ground sign will comply with the Sign Regulations of the Town of Holly Springs;
2. The sign will be a double-faced routed aluminum cabinet, painted or anodized finish and may include brick masonry which matches color of brick on building;
3. The sign will be internally illuminated with a NEON or LED lighting source (Amended 11/14/03);
4. The letter style will be Futura Condensed Extra Black to match the dominant letter style of wall signage. Letter material will be aluminum and PVC. Letter color will be White face, Hartford Green return to match color of canvas awnings on building; PORTER GUARD DTM Acrylic Satin Enamel, Porter Paints, 400 South 13th Street, Louisville, KY 40203 (Amended 11/14/03).
5. Background color of panel will be painted Hartford Green, PORTER GUARD DTM Acrylic Satin Enamel, Porter Paints, 400 South 13th Street, Louisville, KY 40203, to match color of canvas awnings on building.

Wall Signs

1. Maximum size of sign surfaces are as follows:
 - A. Street Front Facades - Five (5) percent of the total area of the front façade of the building, structure or tenant space oriented toward a street;
 - B. Side Facades - Three (3) percent of the side façade of the building, structure, or tenant space. Any wall sign oriented toward a side or rear bufferyard may not be illuminated;
 - C. Rear Facades - No signage is allowed on the rear of the building;
 - D. Maximum Sign Length - Sign shall not exceed eighty (80) percent of the linear width of the building, structure, or tenant space on which the sign is located;
 - E. Maximum Size of Letters or Logos - Forty-eight (48) inches in any dimension for an individual letter and sixty (60) inches in any dimension for an individual logo;
 - F. Logo Colors - Logos will be allowed three colors including background color. These colors will be compatible with building colors. Nationally registered logos will be allowed in the registered colors. Returns for logo panels shall be Hartford Green to match color of canvas awnings on buildings; PORTER GUARD DTM

Acrylic Satin Enamel, Porter Paints, 400 South 13th Street, Louisville, KY 40203
(Amended 11/14/03);

2. Wall signs shall comply with the Sign Regulations of the Town of Holly Springs;
3. Wall signs will be internally illuminated with a NEON or LED lighting source (Amended 11/14/03);
4. The letter style will be Futura Condensed Extra Black. Letter material will be aluminum and PVC. Letter color will be White face, Hartford Green return to match color of canvas awnings on building; PORTER GUARD DTM Acrylic Satin Enamel, Porter Paints, 400 South 13th Street, Louisville, KY 40203 (Amended 11/14/2003);
5. Accent or Background color of panel will be Hartford Green, Porter Guard DTM Acrylic Satin Enamel, Porter Paints, 400 South 13th Street, Louisville, KY 40203, to match color of canvas awnings on building.

Awning, Canopy, Or Marquee Signs

Awning, canopy or marquee signs are not permitted in this plan.

Other Incidental Signage

All other signage must comply with Town of Holly Springs sign ordinance and have written approval of the Owner.

GENERAL REQUIREMENTS FOR ALL SIGNS

1. All wall signs shall have a consistent size for the building, as well as consistent lettering style color, material, and construction.
2. No flashing signs or devices displaying intermittent light intensities shall be permitted.
3. No sign shall project above the top of the parapet.
4. It shall be the tenant's responsibility to erect, maintain, and upon vacating the premises, remove all of his or her signage.
5. All signs and equipment shall bear the Underwriters Label (UL) seal and be installed in accordance with the National Electrical Code (NEC).

AMENDMENTS TO THE UNIFORM SIGN PLAN

This Uniform Sign plan may not be amended in any way until and unless an application is filed by the developer with the Town of Holly Springs and written approval of such amendment is obtained from the Town of Holly Springs Division of Planning and Zoning.